

DUCHESNE COUNTY TREASURER
I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Colene Nelson Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT
Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah s.s. Entry Number _____

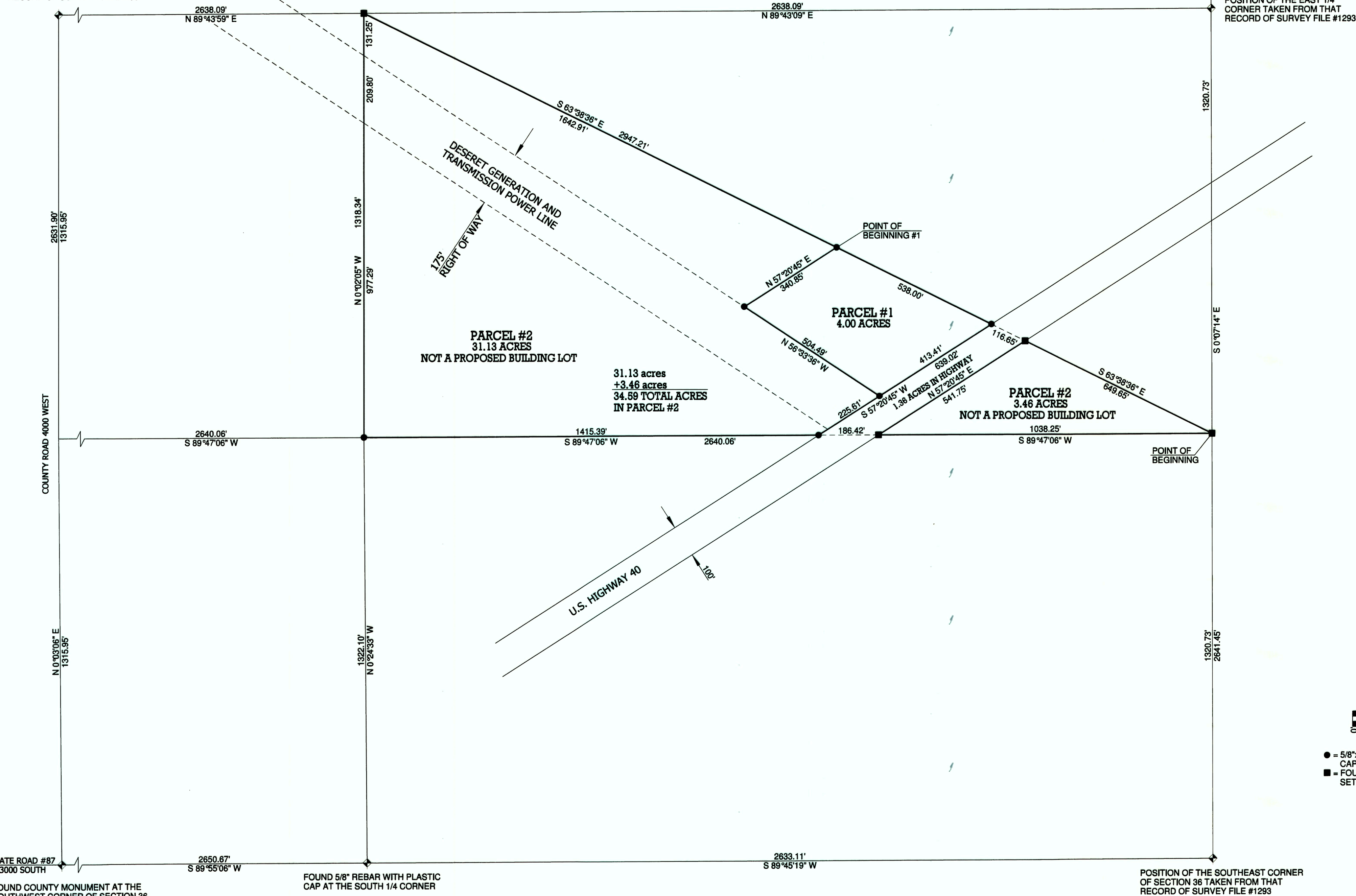
County of Duchesne

Filed for recording at the request of _____ on this _____

day of _____, 20____, Time _____ Book _____ Page(s) _____

Fee: _____
Carolyn Madsen Duchesne County Recorder

POSITION OF THE WEST 1/4
CORNER TAKEN FROM THAT
RECORD OF SURVEY FILE #1293



RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
BRAD McCLELLAN
AND
GARY McCLELLAN
OF
TOP DOG INVESTMENTS
433 NORTH 2500 WEST
VERNAL, UT 84078
LOCATED IN THE SE1/4 OF SECTION 36
TOWNSHIP 2 SOUTH, RANGE 2 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Brad and Gary McClellan that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described parcels of land:

PARENT PARCEL

ACCORDING TO THAT CERTAIN WARRANTY DEED FOUND IN BOOK A622, PAGES 9 AND 10 TOWNSHIP 2 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 36: Beginning at the Southeast corner of the North half of the Southeast quarter; thence S89°47'06" W - 2640.06 feet, to the Southwest corner of the North half of the Southeast quarter; thence N00°02'05" W - 1318.34 feet, to the Northwest corner of the North half of the Southeast quarter; thence S63°38'36" E - 2947.21 feet, to the beginning. Less: 1.36 acres being used as US Highway Right of Way. Tax I.D. #1851-1.

NEW DESCRIPTION OF PARCEL #1

TOWNSHIP 2 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 36: Beginning at a point on a line between the Northwest Corner of the North Half of the Southeast Quarter and the Southeast Corner of said N1/2 of said SE1/4 and being South 63°38'36" East 1642.91 feet from said Northwest Corner (Center of said Section); thence continuing South 63°38'36" East 538.00 feet along said line to a point on the North right of way line of U.S. Highway 40; thence South 57°20'45" West 413.41 feet along said Highway right of way line to a point on the North line of a 175 foot wide power line easement for Deseret Generation and Transmission Co-operative; thence North 56°33'36" West 504.49 feet along said power line easement; thence North 57°20'45" East 340.85 feet to the point of beginning, containing 4.00 acres.

NEW DESCRIPTION OF PARCEL #2 (REMAINDER)

TOWNSHIP 2 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 36: Beginning at the Southeast Corner of the North Half of the Southeast Quarter; thence South 89°47'06" West 2640.06 feet to the Southwest Corner of said N1/2 of said SE1/4; thence North 0°02'05" West 1318.34 feet to the Northwest Corner of said N1/2 of said SE1/4 (Center of said Section); thence South 63°38'36" East 1642.91 feet along a line between the Northwest Corner of said N1/2 of said SE1/4 and the Southeast Corner of said N1/2 of said SE1/4; thence South 57°20'45" West 341.34 feet to a point on the North line of a 175 foot wide power line easement for Deseret Generation and Transmission Co-operative; thence South 56°33'36" East 504.49 feet along said power line easement to a point on the North right of way line of U.S. Highway 40; thence North 57°20'45" East 413.91 feet along said Highway right of way line; thence South 63°38'36" East 766.30 feet to the point of beginning. LESS: 1.36 acres used as U.S. Highway 40 right of way for a remaining acreage of 34.59 acres.

NARRATIVE

PURPOSE OF SURVEY: Set the property corners and prepare a Record of Survey and Minor Subdivision Plat. BASIS OF BEARING: Taken from a Record of Survey on file in the Duchesne County Surveyor's Office, file # 1293. SURVEY FINDINGS: As shown on the plat. NOTE: This survey was performed at the request of Brad McClellan. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, agreements, obligations, or restrictions of use that may or may not be recorded. The location and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

I further certify that the visible improvements affecting the boundaries of the above described parcels of land are as shown on this plat.

OWNER'S CERTIFICATION

Know all men by these presents: that we the undersigned owner's of the above described parcels of land, have caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

BRAD McCLELLAN

GARY McCLELLAN

ACKNOWLEDGEMENT

State of _____

s.s.

County of _____

On this _____ day of _____, 20____, personally appeared before me, BRAD McCLELLAN AND GARY McCLELLAN, the signers of the above OWNER'S CERTIFICATION, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. _____

Notary Public _____

County Surveyor's File # 2497

PREPARED BY
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DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 10/18/11	DATE PLOTTED: _____
SHEET: 1 OF 1	FILE NAME: BRAD McCLELLAN JOB# 1136	